

**Clifton Court Bristol Close, Staines-Upon-Thames, TW19 7DE**



**Asking Price £135,000 Leasehold**



**A well presented and large second floor studio flat just perfect for a first time buyer or rental investor, being perfectly placed for both Heathrow Airport and Ashford Hospital. Covered parking and delightful landscaped grounds. No Forward Chain.**

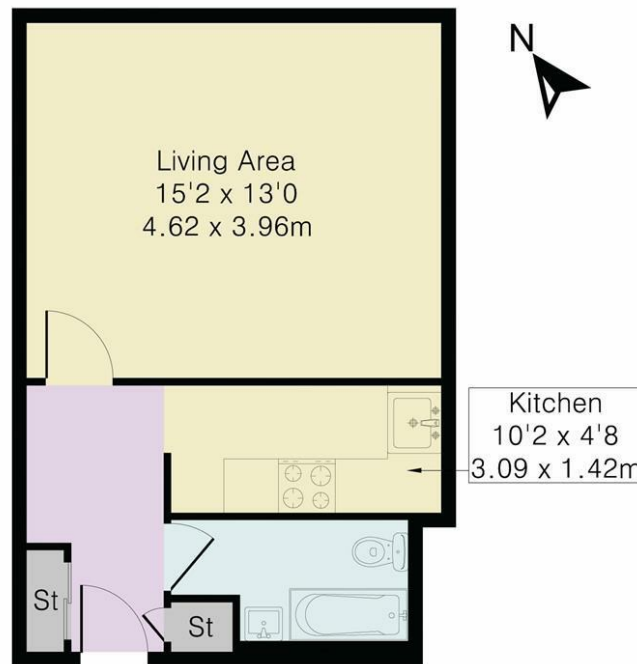
## FOR SALE

A delightful second floor studio flat with large living space/ bedroom and separate kitchen and bathroom and space for storage in hallway. Set in pleasant, landscaped grounds with parking. Long Lease and No Forward Chain. Highly Recommended.

## LOCATION

Situated on the edge of charming Stanwell Village with both Heathrow Airport and Ashford Hospital close to hand. Staines shopping centre is nearby together with access to the M25.

Approximate Gross Internal Area 342 sq ft – 32 sq m



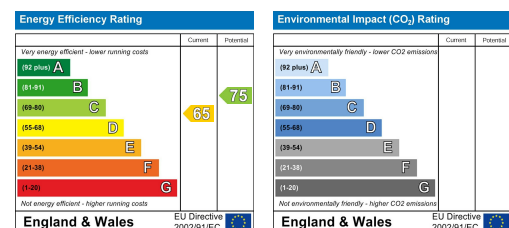
Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ESTABLISHED 1890



*It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.*